

058.0

0004

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

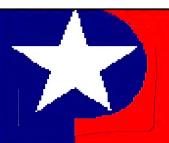
700,600 / 700,600

USE VALUE:

700,600 / 700,600

ASSESSED:

700,600 / 700,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
26		BOW ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DYNAN MARY	
Owner 2: FYNAN PETER D	
Owner 3:	
Street 1: 26 BOW STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Aluminum Exterior and 1920 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

BUILDING PERMITS	
Date	Number

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5790.000	279,100	5,900	415,600	700,600		38462
Total Card	0.133	279,100	5,900	415,600	700,600	Entered Lot Size	GIS Ref
Total Parcel	0.133	279,100	5,900	415,600	700,600	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	364.95	/Parcel: 364.95	Land Unit Type:	Insp Date

08/27/18 !4971!

USER DEFINED

Prior Id # 1: 38462

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor	Legal Ref	Type Date Sale Code Sale Price V Tst Verif Notes

MCLAUGHLIN JAME	29739-158	2/1/1999	Family	1	No	No	Y

BUILDING PERMITS	
Date	Number

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/12/2004	1087	New Wind	6,120	C					8/27/2018	MEAS&NOTICE	BS	Barbara S
									12/9/2008	Meas/Inspect	294	PATRIOT
									4/19/2000	Inspected	243	PATRIOT
									1/10/2000	Mailer Sent		
									1/10/2000	Measured	264	PATRIOT
									12/1/1991		PM	Peter M

ACTIVITY INFORMATION	
Sign:	VERIFICATION OF VISIT NOT DATA

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5790	Sq. Ft.	Site			0	70.	1.03	6									415,591						415,600	

Total AC/Ha: 0.13292

Total SF/SM: 5790

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 415,591

Spl Credit

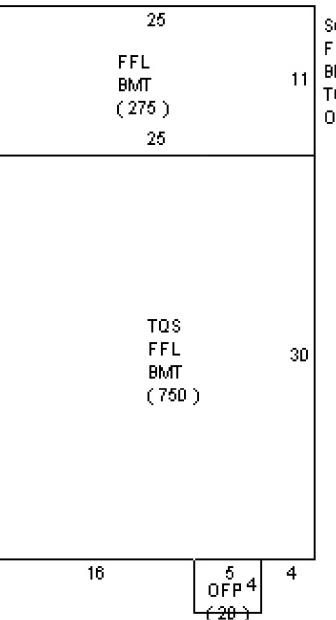
Total: 415,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH																																																																																	
Type:	15 - Old Style		Full Bath:	1	Rating: Average	A Bath:		Rating:																																																																																					
Sty Ht:	1T - 1 & 3/4 Sty		3/4 Bath:		Rating:	A 3QBth:		Rating:																																																																																					
(Liv) Units:	1	Total: 1	1/2 Bath:		Rating:	A HBth:		Rating:																																																																																					
Foundation:	3 - BrickorStone		OthrFix:		Rating:																																																																																								
Frame:	1 - Wood																																																																																												
Prime Wall:	3 - Aluminum																																																																																												
Sec Wall:		%																																																																																											
Roof Struct:	1 - Gable																																																																																												
Roof Cover:	1 - Asphalt Shgl																																																																																												
Color:	BEIGE																																																																																												
View / Desir:																																																																																													
GENERAL INFORMATION						OTHER FEATURES			RESIDENTIAL GRID																																																																																				
Grade:	C - Average		Kits:	1	Rating: Average	1st Res Grid	Desc: Line 1	# Units 1																																																																																					
Year Blt:	1915	Eff Yr Blt:	A Kits:		Rating:	Level	FY LR DR D K FR RR BR FB HB L O																																																																																						
Alt LUC:		Alt %:	Frl:		Rating:	Other																																																																																							
Jurisdct:		Fact: .	WSFlue:		Rating:	Upper																																																																																							
Const Mod:						Lvl 2																																																																																							
Lump Sum Adj:						Lvl 1																																																																																							
INTERIOR INFORMATION						CONDOS INFORMATION			Lower																																																																																				
Avg Ht/FL:	STD		Total Units:			Totals	RMs: 7	BRs: 3	Baths: 1	HB																																																																																			
Prim Int Wal	2 - Plaster		Floor:																																																																																										
Sec Int Wall:		%	% Own:																																																																																										
Partition:	T - Typical		Name:																																																																																										
Prim Floors:	3 - Hardwood		DEPRECIATION			REMODELING			RES BREAKDOWN																																																																																				
Sec Floors:		%	Phys Cond:	AV - Average	31. %	Exterior:	No Unit	RMS	BRS	FL																																																																																			
Bsmnt Flr:	12 - Concrete		Functional:		%	Interior:	1	7	3																																																																																				
Subfloor:			Economic:		%	Additions:																																																																																							
Bsmnt Gar:			Special:		%	Kitchen:																																																																																							
Electric:	3 - Typical		Override:		%	Baths:																																																																																							
Insulation:	2 - Typical		Total:	31	%	Plumbing:																																																																																							
Int vs Ext:	S		CALC SUMMARY			Electric:																																																																																							
Heat Fuel:	1 - Oil		Basic \$ / SQ:	135.00		Heating:																																																																																							
Heat Type:	3 - Forced H/W		Size Adj.:	1.30359483		General:																																																																																							
# Heat Sys:	1		Const Adj.:	0.99989998		Totals	1	7	3																																																																																				
% Heated:	100	% AC:	Adj \$ / SQ:	175.968																																																																																									
Solar HW:	NO	Central Vac:	Other Features:	55000																																																																																									
% Com Wal		% Sprinkled	Grade Factor:	1.00																																																																																									
MOBILE HOME						NBHD Inf:	1.00000000	NBHD Mod:																																																																																					
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																													
3	Garage	D	Y	1 20X20	A	AV	1940	21.25	T	40	101			5,100		5,100																																																																													
19	Patio	D	Y	1 14X22	A	AV	1990	3.47	T	23.2	101			800		800																																																																													
More: N	Total Yard Items:	5,900	Total Special Features:		Total:	5,900																																																																																							
Sum Area By Label : FFL = 1044 BMT = 1044 TQS = 750 OFFP = 20																																																																																													
 <p>RESIDENTIAL GRID</p> <p>1st Res Grid Desc: Line 1 # Units 1</p> <p>Level FY LR DR D K FR RR BR FB HB L O</p> <p>Other</p> <p>Upper</p> <p>Lvl 2</p> <p>Lvl 1</p> <p>Lower</p> <p>Totals RMs: 7 BRs: 3 Baths: 1 HB</p> <p>FFL BMT (19) 13 4</p> <p>TQS FFL BMT (750) 30</p> <p>17</p> <p>16 5 OFFP 4 (20)</p>																																																																																													
SUB AREA <table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub Area</th><th>% Usbl</th><th>Descrip</th><th>% Type</th><th>Qu</th><th># Ten</th> </tr> </thead> <tbody> <tr> <td>BMT</td><td>Basement</td><td>1,044</td><td>63.080</td><td>65,860</td><td>BMT</td><td>100</td><td>RRM</td><td>30 A</td><td></td><td></td> </tr> <tr> <td>FFL</td><td>First Floor</td><td>1,044</td><td>175.970</td><td>183,710</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>TQS</td><td>3/4 Story</td><td>563</td><td>175.970</td><td>98,982</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>OFFP</td><td>Open Porch</td><td>20</td><td>44.000</td><td>880</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 2,671 Total: 349,432</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Size Ad</td><td>1606.5</td><td>Gross Area</td><td>2858</td><td>FinArea</td><td>1920</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table>																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	BMT	Basement	1,044	63.080	65,860	BMT	100	RRM	30 A			FFL	First Floor	1,044	175.970	183,710							TQS	3/4 Story	563	175.970	98,982							OFFP	Open Porch	20	44.000	880							Net Sketched Area: 2,671 Total: 349,432											Size Ad	1606.5	Gross Area	2858	FinArea	1920						
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